

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JUNE 13, 2016**

The regularly scheduled Planning Commission meeting of North Lebanon Township was held at the North Lebanon Township Municipal Building, at 725 Kimmerlings Road, Lebanon PA, at 7:00 PM. The following Commission members were present:

Darlene Martin	Chairperson
William Smeltzer	Vice-Chair
Charles Allwein, Sr	Member
Kevin M George	Member
Cheri Grumbine	Twp Manager

Absent William Tice Member

Also in attendance at this meeting was Dan Cannistraci of SESI, and other individuals from the public.

The Pledge of Allegiance was recited.

MEETING MINUTES from April 11, 2016 are ready for action from the Commission.

MOTION was made and seconded to approve the April 11, 2016 meeting minutes. Motion unanimously carried.

PUBLIC COMMENTS

There were no public comments tonight.

ACTIVE PLANS/ PLANNING MODULE FOR REVIEW & RECOMMENDATION TO BOARD

There are no plans ready for recommendation from the Planning Commission this evening.

PLANS ON HOLD WITH LCPD

**A.) Joseph John Pennsylvania Realty LLC (Always Bagels) Final Subd/ Land Dev
Phase II & III**

Location/Zoned: Lebanon Rails Business Park

Date Submitted: 5/13/13

While there is nothing new to report on this plan, the developer is working on resolving some issues before asking for a recommendation from the Planning Commission.

B.) Michael Hursh Final Land Dev Plan

Location/Zoned: 1950 N 7th St/ AG

Date Submitted: 3/14/16

The revised plan submission was received today for this plan that involves construction of poultry barns with access off Kercher Ave.

RECEIVING NEW PLANS**A.) LVEDC/ Lebanon Valley Cold Storage Preliminary Subd/Land Dev Plan**

Location/ Zoned: Lot #5 Lebanon Rails Business Park

The Planning Commission members is asked to review the Lebanon Valley Cold Storage plan for receiving this evening. Dan Cannistraci of Steckbeck Engineering is present to discuss this proposed plan for the Lebanon Rails Business Park.

Dan told the members this proposed facility will be located on Hanford Dr and will be known as Lot 5 of the Business Park and Lot 6 will be the residual lands. Lot 4 had been previously subdivided. He directed the members' attention to sheet #4 which shows the parking lot, the truck turn around area, the truck loading area and the ADA parking area. All truck traffic will be entering from 25th Street. Member Smeltzer questioned why the trucks do not enter off Tunnel Hill Rd. He was told that when the Business Park was designed, the required properties from the neighbors could not be obtained and it was decided to restrict truck traffic to 25th Street only. He also questioned daily truck traffic to this facility. Dan told the Commission the design will accommodate 25 trucks at one time.

Sheet #6 of the plan shows stormwater design and proposes 3 basins for this property. There is a storm sewer system located to the front of the proposed building which will drain the water from the property to the south. Hanford Drive has a collection system which deals with street water only. Member George questioned infiltration for this site. Dan answered there is no infiltration planned and confirmed to Member George there are karst conditions that exist in this area. Member George questioned the existence of sinkholes and was told there are no sinkholes in this area that are known. Member Allwein questioned a notation of pipes on the plan. Dan explained the water transported to the culvert and the pipe will then carry it under the railroad tracks to the south of the property.

Sheet #10 shows the utility plans for the site. Water will be provided by Lebanon Water Authority and there is an existing sewer manhole on the site. Member Martin asked about the 6" processing line shown on the details. Dan explained it will handle the coolant water needed for the freezer systems located in the facility. Member Smeltzer asked how it will work with a sprinkler system and the freezers. Dan stated he really does not know the answer to that question.

Dan told the members this plan has been provided to the Lebanon County Planning Dept, the County Engineer and the Conservation District for their respective reviews. Member Martin asked about the rail spur. Will that be part of this site? Dan replied it will not be involved at this time but could be at a later date. As there were no further questions the Commission received these plan.

MOTION was made and seconded to receive the Lebanon Valley Cold Storage Preliminary/Final Subdivision/ Land Development Plan. Motion unanimously carried.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS**A.) ASA Request Received – Paul N. Horst; Parcel located on State Rte 72 N**

The Commission members reviewed the area proposed for inclusion in the Ag Security Program for North Lebanon Twp. Member Smeltzer questioned if this is the land that has the storage tanks located on it. He was told no, the property in question is more north of that particular area.

ASA Request Received (con't)

It is located on the west side of State Route 72 N, across the street from the Stubborn Dutchman Flea Market. The members discussed the fact that this property is already being used for agricultural purposes. All members indicated they were in agreement to recommend approval of the request.

MOTION was made and seconded to recommend approval for the request from Paul N Horst for inclusion of his parcel in the NLT Ag Security Program. Motion unanimously carried.

With no further business to discuss, the meeting was unanimously adjourned.

Respectfully Submitted,

Theresa L. George
Recording Secretary